

Holiday Unit at Rock Mill, Prideaux, St Blazey, Cornwall.

A programme of Historic Building Recording and
Archaeological Monitoring and Recording



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for

Mr Stephen Allen

by



Brickfield Offices, Maperton, Wincanton, Somerset. BA9 8EG.
T: 01963 824696
E: mail@contextone.co.uk
W: www.contextone.co.uk

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COAS project team:
Project Director: Richard McConnell
Fieldwork Manager: Stuart Milby
Post-excavation Manager: Dr Cheryl Green
Fieldwork: Cheryl Green, Richard McConnell, Peter Fairclough
Report: Cheryl Green
Illustration: Tara Fairclough

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Non-technical summary

Context One Archaeological Services Ltd (COAS) carried out a programme of historic building recording and archaeological monitoring and recording at Rock Mill, Prideaux, St Blazey, Cornwall (the 'Site'), over two days between 3 and 10 May 2016. The project was commissioned by Mr Christopher Jones (Architect) on behalf of Mr Stephen Allen.

The building recording and monitoring programme were required as a condition of planning consent (Cornwall Council planning application ref. PA13/06904) in mitigation of the 'Construction of unit as holiday accommodation and associated works'. This followed recommendations as set-out in a Desk-Based Assessment previously carried out by COAS (Green 2013).

The historic building survey confirms the findings of the Desk-Based Assessment in terms of the phasing of the cottages, but has also added considerably to our understanding of the layout of the cottage complex on the eastern bank of the River Par, opposite Rock Mill. The cottages started life as two cottages present by 1839 and occupied by two different families, the discovery of a single sherd of late medieval to early post-medieval pottery suggestive of earlier occupation in the immediate environs if not in the area of the cottages themselves. By 1851 it appears that the northern cottage was no longer habitable, while the larger and slightly grander southern cottage underwent expansion with the addition of an extension, an outbuilding, and boundary walls enclosing the rear yard and the front garden. This dwelling was contemporary with the cottage to the south-east, now known as the Cider House. By 1905 the buildings were unoccupied, although by 1969 the extension was re-occupied probably as some sort of out-building.

1. Introduction

- 1.1 Context One Archaeological Services Ltd (COAS) carried out a programme of historic building recording and archaeological monitoring and recording at Rock Mill, Prideaux, St Blazey, Cornwall (the 'Site'), over two days between 3 and 10 May 2016. The project was commissioned by Mr Christopher Jones (Architect) on behalf Mr Stephen Allen.
- 1.2 The building recording and monitoring programme were required as a condition of planning consent (Cornwall Council planning application ref. PA13/06904) in mitigation of the 'Construction of unit as holiday accommodation and associated works'. The requirement followed advice by Central Government as set out in paragraph 141 of the *National Planning Policy Framework* (DCLG 2012).
- 1.3 A desk-based assessment carried out by COAS in April 2013 (Green) and commissioned to support the planning application, concluded that:

'...the proposed development encompasses a cottage dating from before 1839 and a pre-1881 extension to an additional cottage also extant by 1839. These buildings form part of a group of three cottages, the third cottage located to the south-east of the Site and already converted to a holiday let. In 1841 both cottages were occupied but were probably abandoned by 1861 and certainly by 1881. The cottages encompassed by the Site apparently represent short-lived dwellings of agricultural workers with no evidence that they were associated with the industrialisation of hard rock mining processes that underpin World Heritage status. As such, the ruins contribute to a background of 19th century habitation within the valley and are considered of local importance only.'

- 1.4 Condition 5 of the Grant of Conditional Planning Permission dated 11 December 2013, states that:

'No development shall take place within the area to be developed until the applicant has secured the implementation of a programme of archaeological recording based on a written scheme of investigation submitted to and approved by the Local Planning Authority.'

Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the requirements the National Planning Policy Framework 2012 with specific reference to paragraph 128.'

In an email to COAS dated 18 March 2016, Mr Charlie Johns (Senior Development Officer (Historic Environment), Cornwall Council (SDOHE)) confirmed that the archaeological work should be carried out in accordance with the recommendations set-out within the 2013 desk-based assessment:

'Should the proposed development proceed it is recommended that the ruins are cleared of vegetation and more detailed historic building recording undertaken so that the dating and phasing indicated by the assessment may be properly examined. During the course of any structural stabilisation works further archaeological monitoring may be required to record the historic fabric. In addition, it is recommended that a programme of archaeological monitoring and recording is carried out during potential development groundworks to record any surviving archaeological evidence associated with the cottages.'

- 1.5 The programme of archaeological works comprised five elements: the production of a Written Scheme of Investigation (WSI) which set out the project strategy; historic building recording; monitoring and recording during development groundworks; post-excavation and report production; and archive deposition. The WSI was approved by Mr Johns on 29 April 2016 prior to the commencement of any Site works.

2. Site location, topography and history

- 2.1 The Site (centred on NGR SX 05711 56968) comprises two ruined cottages on the eastern bank of the River Par at Rock Mill, the residence of which is situated on the opposite side of the river. Rock Mill is located within Trevanny Wood in the Luxulyan Valley, Mid Cornwall, c. 1km south-east of Luxulyan and c. 2km north-west of St Blazey (see **Figure 1**). The Luxulyan Valley is regarded as

extending for c. 3km between Pontois Mill and Bridges, with the River Par following a line of weakness in the Hensbarrow granite (CAU 1988, 10). The heavily wooded Luxulyan Valley contains rich lodes of tin, copper and some zinc (Brokenshire 1993, 43).

- 2.2 The Site is located at c. 100m above Ordnance Datum (aoD) on a grassy terrace sloping gently upwards from the eastern bank of the River Par (see **Cover plate**). The eastern side of the Site is bounded by a narrow road running from north to south up the Luxulyan Valley, and at the base of a wooded hill to the east. An existing holiday cottage known as the Cider House is located c. 25m to the south-east.
- 2.3 Ordnance Survey (OS) mapping shows the two ruined cottages, although it should be noted that the precise locations and ground plans as shown on Figure 1 are inaccurate. The accurate location and plans are reproduced in subsequent figures throughout this report; these are based on architect's plans supplemented by additional features recorded during the survey. The development encompasses the entire plan of the northern cottage and a narrow rectangular room forming an extension to the southern cottage, together with a narrow gap between the two buildings. For the purposes of this report the northern building is labelled A and the extension to the southern building is labelled B.
- 2.4 Prior to development works, the cottages were overgrown with vegetation, including a mature tree growing within each of the rear walls of Building A and the southern cottage. Collapsed masonry lay within the southern part of Building B, but filled much of the gap between buildings A and B, and lay to a considerable depth within Building A.
- 2.5 Two cottages are present on the 1839 Lanlivery tithe and labelled as Rock Mill, however this is a generic name for the settlement as the actual mill is depicted on the western side of the River Par. The Site was located within plot 1580, owned by Nicholas Kendall and occupied by John Pound, described as house and garden. The plots to the north and south on the eastern side of the river bank were pasture. The Lanlivery census information for 1841 identifies John Pound (age 50) with 1 Rock Mill, which probably relates to one of the cottages. Residing at the same residence were William and John (both age 20), George (age 15) and Caroline (age 7). Another family are listed for 1 Rock Mill which probably relates to the other structure. They are agricultural labourer Woodman Treleaven (age 50), Mary (age 50), Mary (age 20), Mordecai (age 10), Richard (age 9) and Thomas (age 4). The 1851 census appears to only show one family at 1 Rock Mill, suggesting that one of the cottages was unoccupied at this time. They are agricultural labourer Richard Pooley (age 73), Ann Pooley (age 53), stone cutters labourer Charles Pooley (age 22), Charity Pooley (age 13) and Sarah Pooley (11).
- 2.6 The 1881 OS 25-inch map shows both structures, however by this date Building B is depicted as a narrow rectangular addition to the southern structure. Two further structures are shown to the south-east of the Site, one of which relates to the holiday cottage known as the Cider House. By 1905 the buildings were unoccupied. By 1969 Building B was occupied, although this was not the case for the main part of the cottage suggesting that it was used as some sort of out-building.

3. Methodology

- 3.1 The historic building survey conformed to guidelines set-out in *Understanding Historic Buildings - A guide to good recording practice* (English Heritage (now Historic England), 2006), and in *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* published by the Chartered Institute for Archaeologists (CIfA), formerly the Institute for Archaeologists (IfA) (December 2014a). The monitoring and recording was carried out in accordance with the *Standards and Guidance for Archaeological Watching Briefs* issued by the Chartered Institute for Archaeologists (CIfA) (December 2014b). COAS also adhered to the *Regulations for Professional Conduct* (December 2014c, rev. 2015), at all times during the course of the investigation. The fieldwork methodology is summarised below.

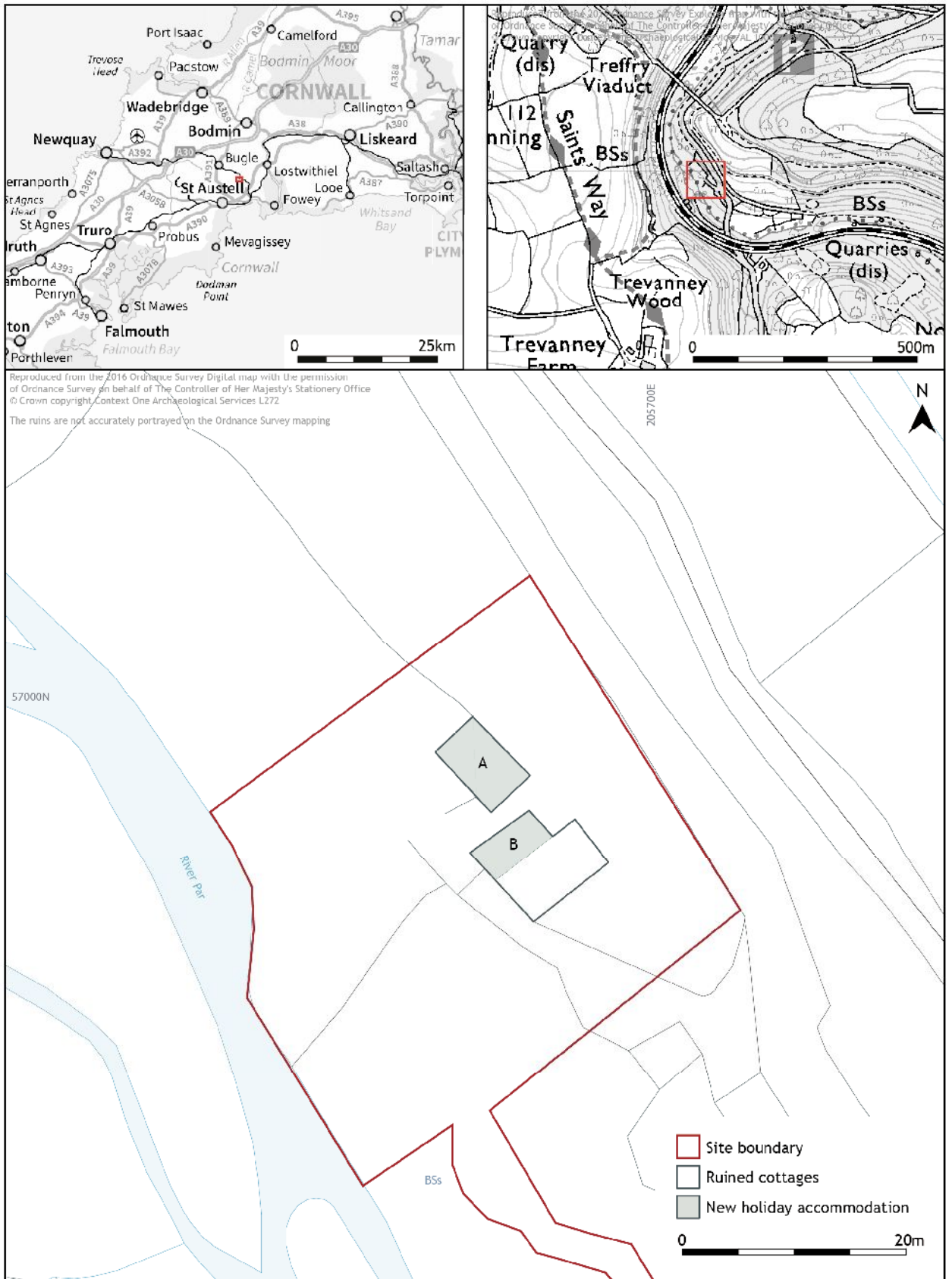


Figure 1. Site setting

Historic Building Recording

- 3.2 The survey was conducted in accordance with the recording levels set out in *Understanding Historic Buildings - A guide to good recording practice* (English Heritage (now Historic England), 2006). The emboldened elements of the following recording levels were carried out:
- Level 2. Sketch drawings (roughly dimensioned); **measured drawings (plans) showing the locations of historic features; digital photography showing the context of historic features; written record summarising the building's form, function, date and sequence of development.**
 - Level 3. Measured drawings to record specific historic features in detail; **digital photography to record specific details of historic features; detailed written record to include analysis and discussion of architectural or historic context and significance.**
- 3.3 The cottages were cleared of vegetation prior to the historic building survey and the trees cut down, although the stumps remained in position as their removal would have resulted in the destabilisation of the walls.
- 3.4 The overall forms of the buildings, individual elevations and historic features were photographed, involving the sole use of digital images captured using a Nikon DS40 SLR camera. The digital photographs were taken in accordance with Historic England's guidelines for Digital Image and Capture (<https://www.historicengland.org.uk/images-books/publications/digital-image-capture-and-file-storage/>). All photographs illustrating architectural details featured an appropriately sized scale. The photographic survey was accompanied by observational notes/description and the completion of a photographic register. Plans provided by the architect were used as a basis for annotation.
- Archaeological monitoring and recording**
- 3.5 Test pits were excavated by hand within Buildings A and B to establish the depth of soil build-up within the ruins and to establish whether floor horizons remained *in situ*. This was carried out under archaeological supervision. A floor was found to be present in each cottage (see **section 5**). In Building A this was buried beneath a c. 1m layer of loose rubble, while in Building B it was covered by a c. 0.30m layer of soil. This overburden was removed as far as practicable using a small JCB equipped with a 0.30m toothed/toothless bucket to within c. 0.05m of the floor surfaces. The remaining overburden was removed under archaeological supervision and cleaned by hand. Mr Johns was informed of this strategy on 5 May 2016 prior to the works being carried out.
- 3.6 The floors were recorded using COAS *pro forma* context sheets. A photograph including a suitable scale was also taken and details added to the photographic register. Any dateable material found within a deposit was also recovered.
- 3.7 A photographic record of the fieldwork comprised digital images in .jpg format. As a minimum, the record included photographs of each floor and its context.

4. Results

Historic building recording

- 4.1 The building survey was carried out on 3 May 2016 during fine weather conditions. The viewpoints of the digital photographs taken during the survey are shown on **Figure 2**. Although much of the dense vegetation was removed prior to the survey, the instability of some of the walls and the presence of loose rubble underfoot prevented close inspection of all aspects of the buildings. Both cottages are constructed of granite, employing rubble for the walling and dressed blocks for the quoins and openings.
- 4.2 Building A is the smaller of the two cottages, with internal measurements of 6.00m long and 3.80m wide (**Plate 1**). The walls survive to a maximum height of 3.15m (**Plate 2**), however only the north-east elevation is present to eaves level, showing a pitched roof construction (**Plate 3**). Aligned approximately north-west to south-east, the rear wall (north-east elevation) is constructed against

the hillside. The original cottage walls are well-built using random coursed and uncoursed rubble bonded with hard lime mortar. Larger blocks were employed for the dressings, with small to medium sized blocks for the main walling. Most of the rubble wall of the front facing south-west elevation consists of a very crudely built dry stone wall, no-doubt erected after the cottage was partially ruinous (**Plate 4**). The presence of a further roughly built rubble wall abuts the south-west elevation and extends a short distance at a slight angle to the building (**Plate 2**). This may represent a crude buttress perhaps intended to stabilize the original wall, in turn suggesting instability in the structure.

- 4.3 The single surviving window is offset within the south-east elevation, and consists of a large lintel and jambs (**Plate 5**). A rectangular chimney protrudes from the north-eastern end of the north-west elevation (**Plate 3**), with a monumental lintel above the fireplace inside the cottage (**Plate 6**). The single entrance must have been located in the re-built south-west elevation although no evidence survives to indicate the exact position, which probably does not relate to the present opening. To the north-west of the cottage is a small-outbuilding comprising two narrow rubble walls constructed against granite boulders, which form the other two walls (**Plate 7**).
- 4.4 Building B is a rectangular room attached to the north-west elevation of the southern cottage, with internal measurements of 5.95m long and 2.70m wide (**Plate 8**). The walls survive to a maximum height of 2.55m, however none of the elevations are intact to eaves level. Indeed, there is no north-west elevation with the exception of two short wall stubs at either end. Constructed of random coursed and uncoursed rubble bonded with hard lime mortar, larger blocks were employed for the dressings, and small to medium sized blocks for the main walling. Aligned approximately north-east to south-west, the room was accessed from the southern cottage via a doorway. However, this opening has since been carefully blocked with unmortared random rubble suggesting there was also access through the north-west elevation (**Plate 9**). A low but wide window is present in the south-west elevation, comprising a monumental lintel above a single-height metal casement window with two vertical bars (**Plates 10 & 11**). A few small patches of greyish plaster with cream-coloured lime render survive on the internal walls, from which a sample was taken. Although the space between Buildings A and B is now filled with rubble, it appears this was once a passage which extended around the rear of Building B (**Plate 12**).
- 4.5 The external quoin at the north-west corner of Building B includes a block with two holes, probably for mounting a gate (**Plates 8 & 13**). To the south-west is a small rectangular outbuilding measuring 2.90m long and 2.00m wide, the doorway with stone threshold facing north-east towards Building B (**Plate 14**). Extending north-westwards from this outbuilding is the remains of a boundary wall (**Plate 15**). A further wall continued south-westwards from the south-west corner of the outbuilding; this was traced for 5.00m before being lost beneath a wood stack. A rough, wide, dry stone rubble wall runs at an angle between Building B and the outbuilding, abutting both buildings which suggests it was a later addition (**Plate 13**).
- 4.6 The southern cottage is slightly larger than Building A, with internal measurements of 10.00m long and 5.60m wide, and is aligned approximately south-west to north-east. Although this part of the cottage does not form part of the development, it may be impacted by the construction process and therefore was included in the survey. However, the building could not be accessed due to the presence of rubble, which was unstable underfoot and prevented detailed recording. The south-east elevation represents the front of the cottage and retains the remains of a central door with door jambs (**Plate 16**). This door is opposite the blocked doorway into Building B (**Plate 17**). The north-east elevation is constructed into the hillside and retains an *in situ* monumental lintel relating to the fireplace (**Plate 16**). In front of the cottage is evidence of a small garden, with remains of a path leading south-eastwards from the front door to a gate from which two fallen posts survive. This gave access to the narrow lane which ran along the south-western side of the cottages, now blocked by the wall between Building B and the outbuilding.

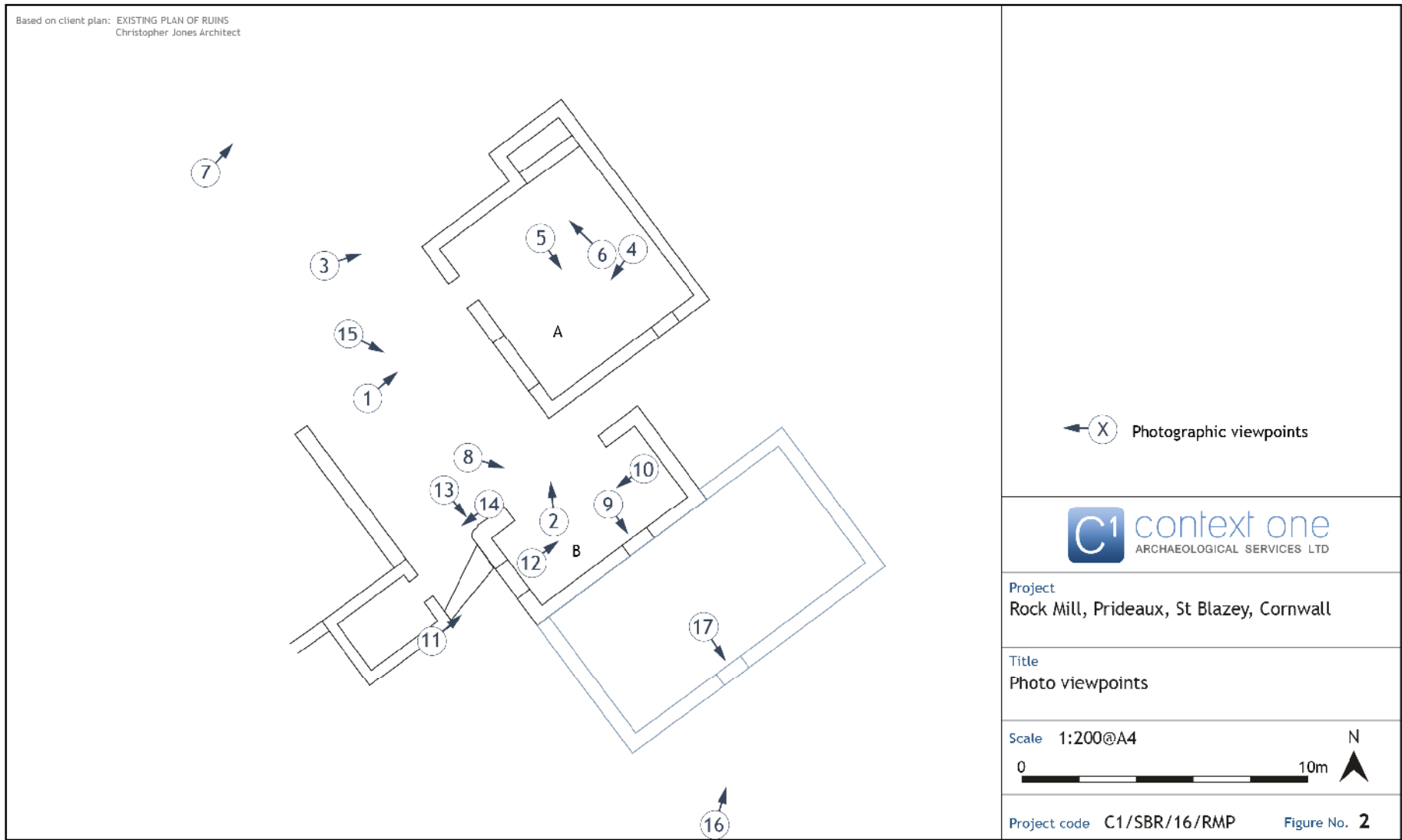


Figure 2. Detailed site setting with photographic viewpoints



Plate 1. Building A (from SW; 2m scales)



Plate 2. Building A - exterior SE elevation (from S; 2m scales)



Plate 3. Building A - exterior NW elevation (from WNW; 1m scales)



Plate 4. Building A - interior SW elevation (from NE; 1m scales)



Plate 5. Building A - interior SE elevation with window (from NW; 1m scales)



Plate 6. Building A - interior NW elevation with fireplace lintel (from SE; 1m scales)



Plate 7. Outbuilding to NW of Building A (from S; 1m scales)



Plate 8. Building B (from NW; 2m scales)



Plate 9. Building B - blocked doorway into southern cottage (from NW; 2m scales)



Plate 10. Building B - window in interior SW elevation (from NE; 1m scales)



Plate 11. Building B - window in exterior SW elevation with wall & outbuilding to S (from NE; 1m scales)



Plate 12. Building B - interior NE elevation (from SW; 2m scales)



Plate 13. Building B - exterior NW quoin with two holes & outbuilding to SW (from NW; 2m scales)

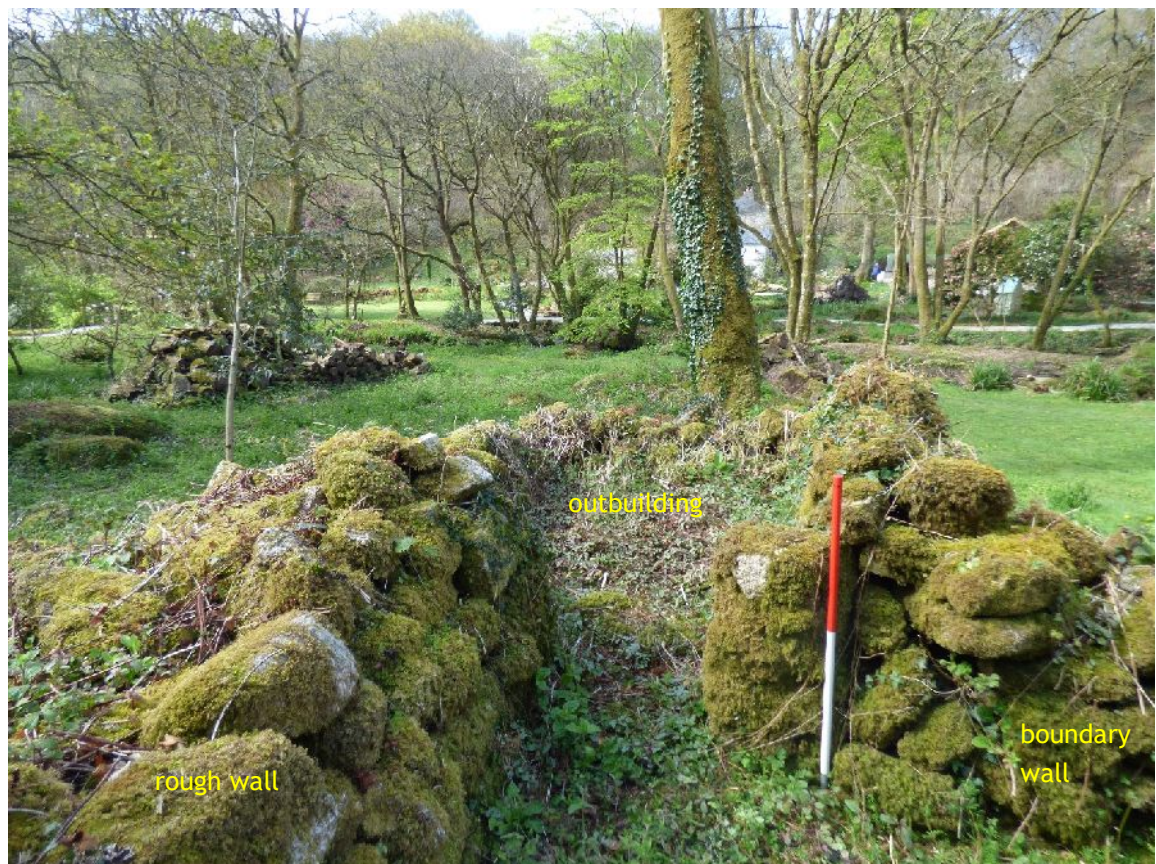


Plate 14. Outbuilding to SW of Building B (from NE; 1m scales)



Plate 15. Boundary wall & outbuilding in front of cottages (from NW; 2m scales)



Plate 16. Southern cottage (from S; 1m scales)



Plate 17. Southern cottage showing interior NW elevation with blocked doorway to Building B (from SE; 1m scales)

Archaeological monitoring and recording

- 4.7 All deposits were recorded as individual contexts and ascribed a unique number. Contexts referenced in this report are presented in standard terms, e.g. (100), (203).
- 4.8 The rubble overburden (7-101) within Building A comprised a very dark greyish brown (10YR 3/2) silty clay with frequent granite rubble and slate roof tiles, yielding a large iron gear lever. The overburden covered a granite floor surface (7-100), with an overall colour of light greyish brown (10YR 6/2) and comprising frequent rounded or shaped granite and slate blocks (**Plate 18**). On average, these measured 0.30m by 0.40m, and covered an area measuring 2.00m wide, 3.80m in length and 0.12m deep. The floor occupied the north-western third of the building, immediately in front of the fireplace, and was very worn from trampling. Two long granite stones were aligned north-west to south-east (**Plate 19**). In the central third of the cottage, the overburden (7-101) covered a light greyish brown (10YR 6/4) compacted sandy layer (7-102) with frequent large granite blocks, some measuring 1.00m wide. This extended across an area measuring 3.80m long and 2.00m wide. The south-eastern third of the cottage at the same level was disturbed.
- 4.9 The very dark greyish brown (10YR 3/2) silty clay (7-201) within Building B yielded a single sherd of pottery. This covered a granite block floor surface (7-200) with an overall colour of light greyish brown (10YR 6/2), comprising large square to rectangular granite blocks with some later concrete patching (**Plates 20 & 21**). An sondage measuring 2.50m square was cleaned within the central to south-western part of the building, the exposed granite blocks measuring on average 0.40m by 0.50m. In the north-east corner of the room was a concrete slab (**Plate 20**) obscuring the cobbles which ran underneath.



Plate 18. Building A - granite floor (7-100) in front of fireplace (from SE; 4 x 1m scales)



Plate 19. Granite floor (7-100) with two long stones at left end of horizontal scales (from SE; 2 x 1m scales)

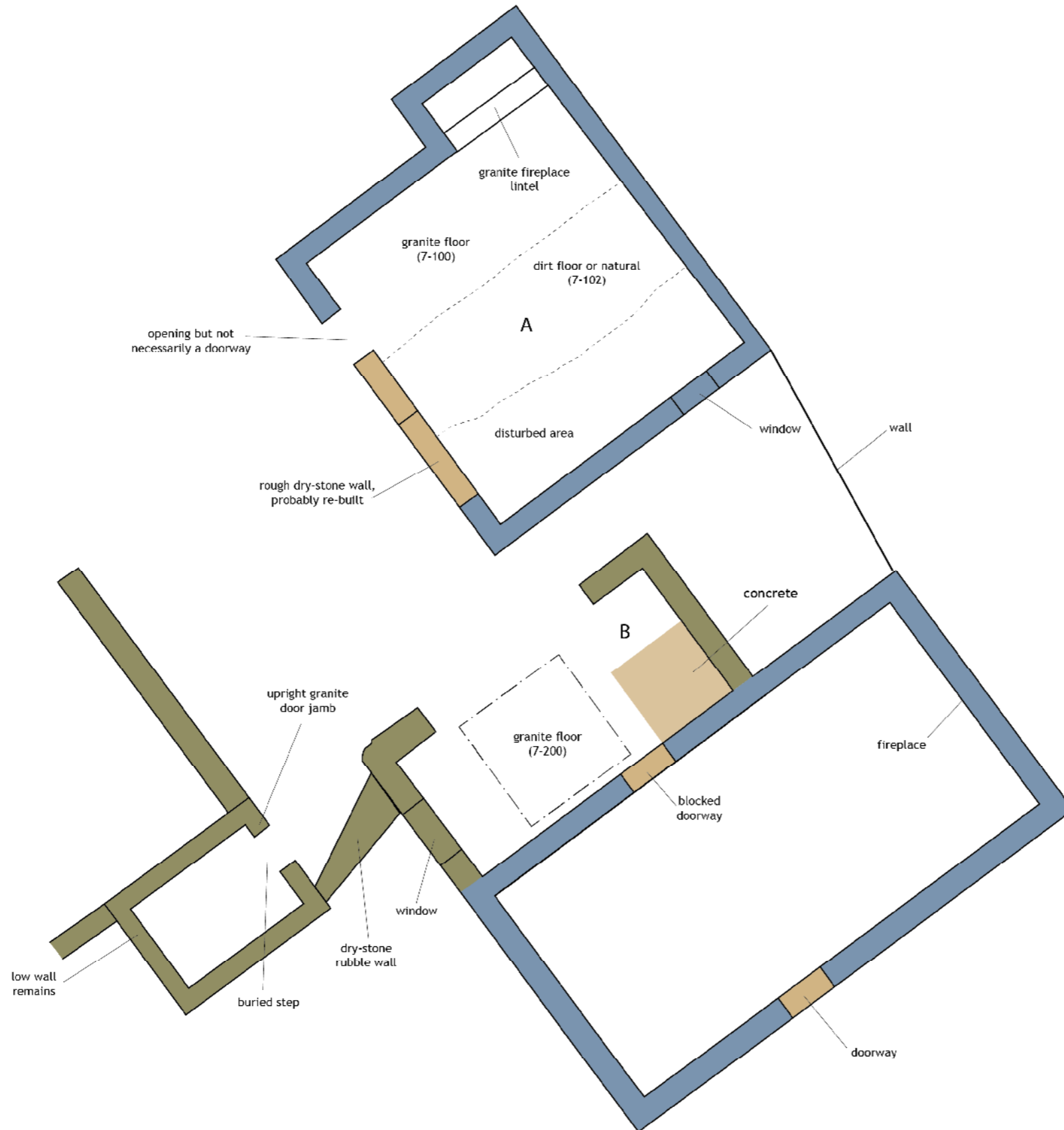


Plate 20. Building B - location of granite floor (7-200) & concrete slab (from NW)



Plate 21. Granite floor (7-200) (from NW; 2 x 1m scales)

Based on client plan: EXISTING PLAN OF RUINS
Christopher Jones Architect



- By 1839
- By 1881
- Later (modern)



Project
Rock Mill, Prideaux, St Blazey, Cornwall

Title
Phased plan

Scale 1:100@A3



Project code C1/SBR/16/RMP Figure No. 3

Figure 3. Phased plan

5. The finds

- 5.1 A single sherd of pottery was recovered during the excavation of the test-pit in Building B, retrieved from the soil layer (7-201) above the granite floor (7-200). The fabric is South Western Micaceous and is likely to have been produced locally given the ready availability of granite. The sherd belongs to a large open bowl with a complex rim, current from the late 15th century to at least the end of the 17th century (*pers comm.* Henrietta Quinnell). A large iron gear lever was recovered from the overburden (7-101) in Building A, and may derive from the mill building at Rock Mill. The finds have no research value and will either be discarded or returned to the landowner.

6. Discussion

- 6.1 The historic building survey not only confirmed the findings of the Desk-Based Assessment in terms of the phasing of the cottages, but has also added considerably to our understanding of the layout of the cottage complex on the eastern bank of the River Par, opposite Rock Mill (**Figure 3**). The earliest phase comprises the northern cottage (Building A) and the southern cottage, which were both present by 1839. The Lanlivery census suggests that one cottage was occupied by the Pound family, and the other cottage by the Treleven family. By the 1851 census only one cottage seems to have remained occupied, this time by the Pooly family, the men of the family recorded as an agricultural labourer and a stone cutters labourer. The granite floor exposed in the northern third of Building A, in front of the fireplace, showed signs of wear indicating the property was occupied for a number of years. Two aligned long granite stones to the left of the fireplace may represent a room division or perhaps a base for an internal feature such as a cupboard. The floor directly overlay the natural sand and gravel. At the same horizon as the granite floor, the central third of the cottage comprised a rough, dirt floor underlain by natural granite boulders, which may have served as a base for a granite slab floor.
- 6.2 By 1881 a room (Building B) had been added to the north-west side of the southern cottage, therefore it is a reasonable assumption that it was the smaller northern cottage that went out of use first. If Building A was not occupied it would explain why the front elevation perhaps fell and was replaced with a rough dry stone wall, not suitable for keeping the cottage habitable but perhaps a suitable storage place or animal shelter. The granite floor in Building B may have extended across the whole room but it was partly covered by an area of concrete and had been largely damaged or destroyed. Again, the floor directly overlay the natural sand and gravels.
- 6.3 The outbuilding and boundary walls to the south-west of Building B were also present by 1881, and may reflect a need for additional space or perhaps the provision of an outside lavatory. The construction of a rough stone wall between the outbuilding and Building B suggests this was a private area, screened from view on approaching the front of the cottage. Indeed, as the larger of the two cottages, complete with front garden with gate and path, and a very large fireplace, this was a well-constructed dwelling. Access to the rear of the property was through a door into Building B with, presumably, another door leading to the outside area. The 1881 OS map shows a wall running between the south-western corner of Building A and the boundary wall extending north-westwards from the outbuilding. This is coterminous with the stub of wall still extant against Building A. These walls would have effectively enclosed the area to the rear of Building B and have created a private yard area with outbuilding. A passage between Building A and B appears to have given access to an area around the back of Building B in the re-entrant space between Building B and the southern cottage. This was possibly roofed but was equally likely an uncovered yard.
- 6.4 In conclusion, the cottages started life as two cottages present by 1839 and occupied by two different families, the discovery of a single sherd of late medieval to early post-medieval pottery suggestive of earlier occupation in the immediate environs if not in the area of the cottages themselves. By 1851 it appears that the northern cottage was no longer habited, while the larger and slightly grander southern cottage underwent expansion with the addition of an extension, an outbuilding, and boundary walls enclosing the outbuilding with rear yard and a front garden. This was approximately contemporary with the cottage to the south-east, now known as the Cider

House. By 1905 the buildings were unoccupied, although by 1969 the extension was re-occupied probably as some sort of out-building.

7. Archive

7.1 An ordered and integrated site archive has been prepared to comply with guidelines set out in *First Aid for Finds* (Watkinson and Neal 2001) and *Standards in the Museums Care of Archaeological Collections* (Museum and Galleries Commission 1992) / *Management of Research Projects in the Historic Environment* (Historic England 2015).

7.2 The project archive is currently held by COAS and consists of the following:

Item	Number	Format
Client plan with annotations	1	Paper
Client plan with photo viewpoints	1	Paper
Sketch plan with annotations	2	Paper
Masonry recording sheets	2	Paper
Photographic register	1	Digital
Context record sheets	4	Paper
Digital images	54	.JPG

7.3 The paper archive has been scanned as a single file in .PDF format and will form part of the physical Site archive to be deposited with the Royal Cornwall Museum.

7.4 Copies of this report will be deposited with the client/agent and included as part of the Cornwall Historic Environment Record. A digital copy of the report will also be deposited with the Archaeology Data Service, via OASIS (On-line Access to the Index of Archaeological Investigations - <http://oasis.ac.uk/england/>). The OASIS entry will also be completed to include details of the archive contents.

8. COAS acknowledgements

8.1 We would like to thank the following for their contribution to the successful completion of this project:

Peter Alford, builder
 Stephen Allen, owner
 Charlie Johns, SDOHE
 Christopher Jones, Architect
 Henrietta Quinell, Archaeology department, University of Exeter

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Chartered Institute for Archaeologists (CIfA), December 2014b	<i>Standard and Guidance for an Archaeological Watching Brief.</i> Reading: CIfA
Chartered Institute for Archaeologists (CIfA), December 2014c (rev. 2015)	<i>Regulations for professional conduct.</i> Reading: CIfA
Cornwall Archaeological Unit (CAU), 1988	<i>Cornwall Local Plan Strategic Policies 2010-2030</i>
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Appendix 1. Written Scheme of Investigation



Written Scheme of Investigation for a Programme of Historic Building Recording: Rock Mill, Prideaux, St Blazey, Cornwall.

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Document version: 2.0

Brickfield Offices
Maperton
Wincanton
Somerset
BA9 8EG

T: 01963 824696
E: mail@contextone.co.uk
W: www.contextone.co.uk

Cornwall Council Planning Application Reference: **PA13/06904**
Site code: **C1/SBR/16/RMP**
Site NGR: **Centred on SX 05711 56968**
OASIS ref: **contexto1-250067**

1. Introduction

1.1 Context One Archaeological Services Ltd (COAS) has been instructed to carry out a programme of historic building recording and, potentially, archaeological monitoring and recording at Rock Mill, Prideaux, St Blazey, Cornwall (the 'Site', Figure 1) in mitigation of 'Construction of unit as holiday accommodation and associated works' (Cornwall Council planning application ref. PA13/06904). The project has been commissioned by Mr Christopher Jones (Architect) and funded by the owner, Mr Stephen Allen.

1.2 A desk-based assessment carried out by COAS in April 2013 (Green) and commissioned to support the planning application, concluded that:

'...the proposed development encompasses a cottage dating from before 1839 and a pre-1881 extension to an additional cottage also extant by 1839. These buildings form part of a group of three cottages, the third cottage located to the south-east of the Site and already converted to a holiday let. In 1841 both cottages were occupied but were probably abandoned by 1861 and certainly by 1881. The cottages encompassed by the Site apparently represent short-lived dwellings of agricultural workers with no evidence that they were associated with the industrialisation of hard rock mining processes that underpin World Heritage status. As such, the ruins contribute to a background of 19th century habitation within the valley and are considered of local importance only.'

1.3 Condition 5 of the Grant of Conditional Planning Permission dated 11 December 2013, states that:

'No development shall take place within the area to be developed until the applicant has secured the implementation of a programme of archaeological recording based on a written scheme of investigation submitted to and approved by the Local Planning Authority.'

Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the requirements the National Planning Policy Framework 2012 with specific reference to paragraph 128.'

In an email to COAS dated 18 March 2016, Mr Charlie Johns (Senior Development Officer (Historic Environment), Cornwall Council (SDOHE)) confirmed that the archaeological work should be carried out in accordance with the recommendations set-out within the 2013 desk-based assessment:

'Should the proposed development proceed it is recommended that the ruins are cleared of vegetation and more detailed historic building recording undertaken so that the dating and phasing indicated by the assessment may be properly examined. During the course of any structural stabilisation works further archaeological monitoring may be required to record the historic fabric. In addition, it is recommended that a programme of archaeological monitoring and recording is carried out during potential development groundworks to record any surviving archaeological evidence associated with the cottages.'

The requirement follows advice by Central Government as set out in paragraph 141 of the *National Planning Policy Framework* (DCLG 2012).

1.4 The historic building recording will comprise three elements: a Written Scheme of Investigation (this document), historic building recording prior to conversion works, and illustrated report production. Should further historic building recording be required as works progress then this will comprise two elements: historic building recording, and addition of findings as an addendum to the main illustrated report. Should groundworks be required during the course of the development then archaeological monitoring and recording will be carried out, comprising three elements: archaeological monitoring and recording, addition of findings as an addendum to the main illustrated report, and archive deposition.

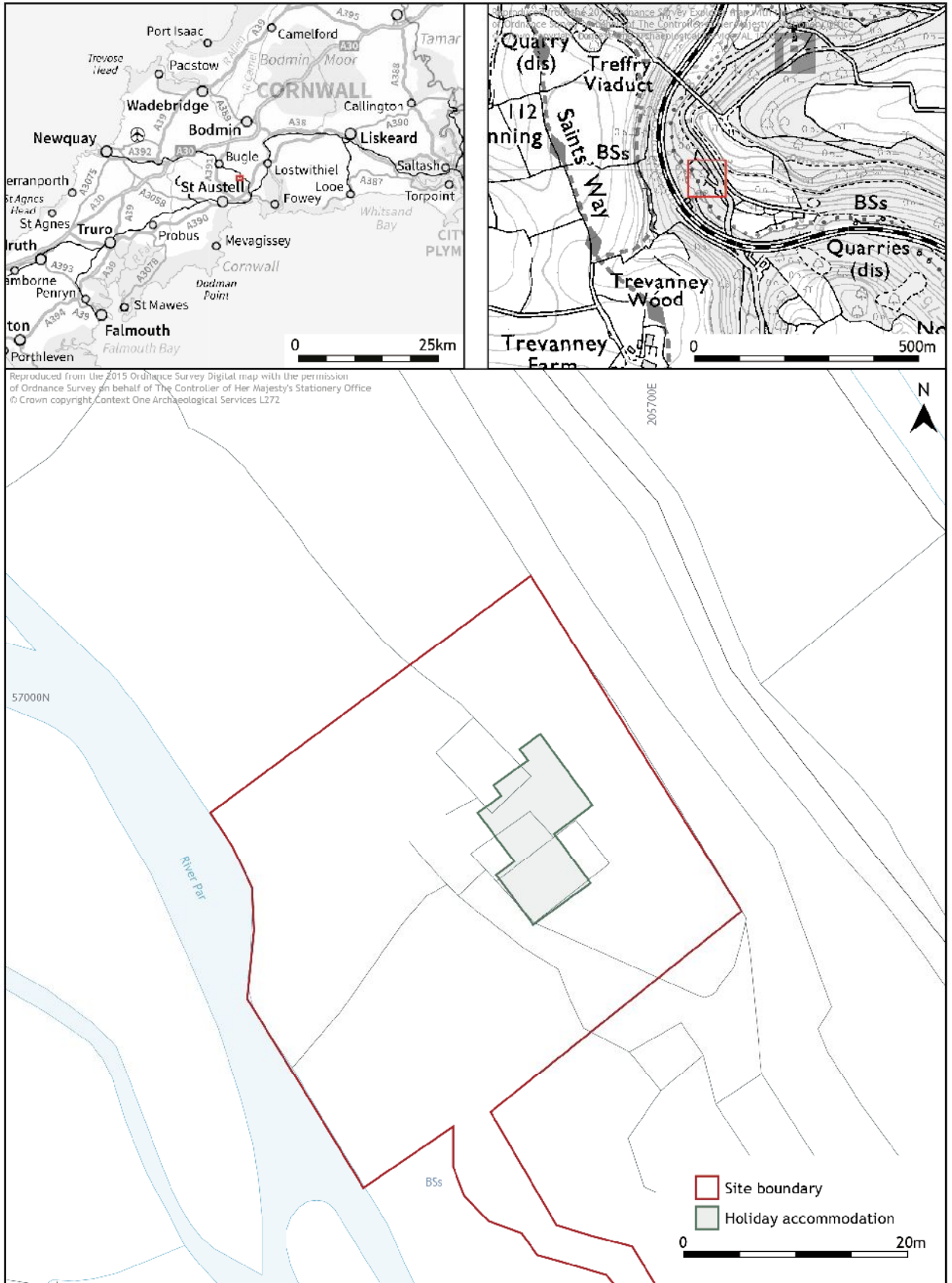


Figure 1.

2. Objectives

- 2.1 The principal objective of the historic building recording work will be:
- to provide a descriptive record;
 - to provide a detailed photographic record showing overall form, architectural features, and to illustrate the descriptive record;
 - to provide an account of the buildings origins, development and use
- 2.2 The principal objective of the monitoring and recording work will be:
- to assess the known archaeological and historical potential of the Site;
 - to understand the significance of the archaeological resource;
 - to determine the character of the archaeological remains, where present;
 - to recover environmental information, which may provide further information relating to the local historic environment of the area;
 - and to provide sufficient information to enable further mitigation strategies to be determined, where appropriate.

3. Methodology

- 3.1 The historic building survey will conform to the *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* published by the Chartered Institute for Archaeologists (CIfA), formerly the Institute for Archaeologists (IfA) (December 2014a). The monitoring and recording will be carried out in accordance with the *Standards and Guidance for Archaeological Watching Briefs* issued by the Chartered Institute for Archaeologists (CIfA) (December 2014b). COAS will also adhere to the *Regulations for Professional Conduct* (December 2014, rev. 2015), at all times during the course of the investigation. The fieldwork methodology is summarised below.

Historic Building Recording

- 3.2 The survey will be conducted in accordance with the recording levels set out in *Understanding Historic Buildings - A guide to good recording practice* (English Heritage (now Historic England), 2006). It is anticipated that COAS will undertake elements of the following parts of the recording levels:
- Level 2. Sketch drawings (roughly dimensioned); measured drawings showing the locations of historic features; digital photography showing the context of historic features; written record summarising the building's form, function, date and sequence of development.
 - Level 3. Measured drawings to record specific historic features in detail; digital photography to record specific details of historic features; detailed written record to include analysis and discussion of architectural or historic context and significance.
- 3.3 The overall forms of the buildings, individual elevations and historic features will be photographed, involving the sole use of digital images captured using a Nikon DS40 SLR camera. The digital photographs will be taken in accordance with Historic England's guidelines for Digital Image and Capture (<https://www.historicengland.org.uk/images-books/publications/digital-image-capture-and-file-storage/>). All photographs illustrating architectural details will feature an appropriately sized scale. The photographic survey will be accompanied by observational notes/description and the completion of a photographic register. Any plans/sections/elevation drawings provided by the client/agent will be used as a basis for annotation. In addition, MyMeasures will be used to photograph and measure the elevations using an iPad.
- 3.4 It may be necessary to carry out strategic site visits to assess the significance of any historical/architectural evidence exposed as part of conversion works. Should significant

evidence be exposed, the HET will be informed and an appropriate recording strategy will be agreed and implemented.

Monitoring and Recording

- 3.5 Context One will give notice of the commencement of archaeological monitoring to SDOHE and arrange a mutually convenient site monitoring visit (if required) during the course of the investigation.
- 3.6 An archaeologist will be on site to monitor all groundworks, for the purpose of identifying and recording any archaeological remains, features and deposits present. **Provision will be made to allow extra time for the excavation and recording of any significant deposits or features revealed as a result of development groundworks.** Should archaeological features be identified, they will be first cordoned off from development works and machinery to permit investigation/manual excavation. The excavation of each archaeological feature will, wherever possible, be carried out in such a way as to produce at least one representative cross-section. As a minimum:
- small discrete features will be fully excavated;
 - larger discrete features will be half-sectioned (50% excavated); and
- long linear features will be sample excavated along their length - with investigative excavations distributed along the exposed length of any such feature.
- 3.7 Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined, full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples, and the recovery of artefacts.
- 3.8 The full depth of archaeological deposits will be assessed. This may not require excavation to natural stratigraphy, if it is clear that complex and deep stratigraphy will be encountered. All archaeological features and deposits will be recorded using standard COAS *pro-forma* context recording sheets.
- 3.9 Any human remains that are encountered will initially be left *in situ*, covered and protected.
- 3.10 Should it become necessary to remove any human remains from the Site, the appropriate Ministry of Justice (MoJ) licence will be obtained and any conditions attached complied with.
- 3.11 If human remains are not to be removed, their physical security will be ensured, preferably by backfilling as soon as possible after recording. A minimum record will be made before backfilling and this will include noting the position of grave cut, alignment, burial position and stratigraphic relationships. If possible, a rapid skeletal study will also be carried out and this might comprise a metrical (age, sex and height) and pathological (disease, injury or deprivation) examination.
- 3.12 If human remains are to be removed, this will be done with due reverence and in accordance with current best-practice and legal requirements. The site will be adequately screened from public view. Once excavated, human remains will not be exposed to public view.
- 3.13 If items that may be subject to the Law of Treasure Trove are recovered, the appropriate authorities will be notified (in accordance with The Treasure Act 1996, Code of Practice, England and Wales issued by the Department of National Heritage, 1997).
- 3.14 All archaeological features will be planned on dimensionally stable media at an appropriate scale.
- 3.15 All archaeological remains will be levelled to Ordnance Datum, either directly or by means of a temporary bench mark, using an Ordnance Survey bench mark.
- 3.16 In the absence of archaeological features/deposits, representative profile sections of the deposit sequence across the Site will be recorded using standard COAS *pro forma* profile

sheets. These include a graduated graphical representation of a profile section showing the stratigraphical sequence, which will be annotated to define the depths of each observed deposit. The sheets also include summary context forms in order that the character of each layer can be summarised. There are also entry fields for the profile location, photographic reference and core details of any artefacts. The frequency with which profile sections are recorded will be based entirely on any variation of the deposit sequence.

- 3.17 A photographic record of the monitoring work will be prepared, and will involve the sole use of digital images. This will include images illustrating in both detail, and general context, the principal features and finds discovered. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. The digital photographs will be taken in accordance with Historic England's guidelines for Digital Image and Capture (<https://www.historicengland.org.uk/images-books/publications/digital-image-capture-and-file-storage/>).
- 3.18 Provision and agreement will be made for the time-limited retention of all the finds and their full analysis and recording, by appropriate specialists.

4. Post-excavation processing of finds

- 4.1 Bulk finds from all periods and/or mass produced post-medieval artefacts encountered during archaeological monitoring may be noted but not collected if they are considered to be surplus to future research needs. If some form of retention is considered necessary, then a sampling strategy will be initiated following consultation with Royal Cornwall Museum. Depending on the character of other bulk assemblages, a discard policy/sampling strategy will be discussed with the Museum as such assemblages are encountered.
- 4.2 All other finds collected during the course of archaeological monitoring will be removed from Site for processing in preparation for assessment and archiving/discard. Provision will be made for specialist treatment of finds by a conservator, where necessary.
- 4.3 All finds recovered from the monitoring programme excluding metalwork, will be washed, air-dried and bagged in preparation for assessment. Upon completion of the assessment report, finds may be further retained for full analysis as part of any analytical report/publication work.
- 4.4 Should the Site landowner wish to donate the finds to the Royal Cornwall Museum and pay for their deposition, a request will be made to the Museum to issue a discard policy on the retained finds. Once a retention strategy has been agreed, all remaining finds will be marked with a reference number issued by the Museum in preparation for deposition with the Museum according to their prevailing Deposit Guidelines.

5. Reporting

- 5.1 An illustrated report will be completed within 1 calendar month following completion of the historic building recording. Should additional historic building recording and monitoring and recording be required then the results will be added to the report as addendums. This would normally take place within 3 calendar months following cessation of fieldwork (subject to appropriate analysis of finds, production of specialist reports etc.). Two copies of the report (one of which will be in digital format) will be forwarded to the HET and any other person the client may direct.
- 5.2 The information in the report will be entered onto the Cornwall Historic Environment Record (HER) and a copy of the report will be uploaded to OASIS. As part of our commitment to public archaeology, the full report may become freely available as a downloadable document from the COAS website at <http://www.contextone.co.uk>.
- 5.3 Should particularly significant remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government

planning guidance. If such remains are encountered, the publication requirements - including any further analysis that may be necessary - will be discussed and agreed with HET and the client.

- 5.4 COAS shall retain the copyright of any commissioned reports or other projected documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client and DCC HET for the use of such documents by them in all matters directly relating to the project as described in the project design/specification. This licence will be extended to those conducting bona fide research as long as it does not breach client confidentiality.

6. Archive

- 6.1 The National Planning Policy Framework (NPPF) (2012) requires that an archaeological archive arising from development works is made publicly accessible (para. 141). The archive comprises two parts: the paper/digital archive including site records and images; and the artefact/ecofact assemblage.
- 6.2 The paper/digital archive is the property of the archaeological contractor until it is deposited with the receiving institution once the full programme of works has been carried out. This element of the archive will be prepared in accordance with prevailing standards for deposition.
- 6.3 In the event that no archaeological evidence is encountered, all relevant data will be incorporated into the assessment report and the paper/digital archive will not be deposited with the receiving institution.
- 6.4 The artefact/ecofact assemblage is the legal property of the landowner (excluding any items that fall under The Treasure Act 1996). It is usual practice for the landowner to donate this assemblage to a receiving institution (usually a museum) once it has been fully assessed and/or analysed. Receiving institutions store the assemblage and make it publicly accessible. Alternatively, the landowner can choose to keep the assemblage but arrangements must be made to ensure its long term curation and public accessibility in accordance with NPPF (para. 141).
- 6.5 Regardless of the destination of the artefact/ecofact assemblage, an ordered archive will be prepared in accordance with prevailing standards for deposition.
- 6.6 Archive deposition will ordinarily be carried out within three months of completion of reporting. If further mitigation is required following the evaluation works, then the archive may be deposited in two stages as the two programmes of works may be separated by some time.

7. Conflict with other Conditions and Statutorily Protected Species

- 7.1 The archaeological works will be undertaken in consultation with the applicant/agent and in such a way so as not to conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006.
- 7.2 In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

8. Staff

- 8.1 Staff for this project may include:
- Project Management

Richard McConnell BA (Hons) - COAS Projects Director
 Stuart Milby BSc (Hons), MSc - COAS Fieldwork Manager
 Dr Cheryl Green BA (Hons), PhD - COAS Post-Excavation Manager
 Orlando Prestidge BA (Hons), MA - COAS Project Archaeologist

Fieldwork:

Dr Cheryl Green BA (Hons), PhD - COAS Historic Buildings Archaeologist
 Tara Fairclough BA (Hons) - COAS Historic Buildings Archaeologist Assistant
 Matt Palmer BA (Hons), MSc - COAS Field Archaeologist
 Eve Cottrell BA (Hons), MA - COAS Field Archaeologist
 Pete Fairclough BA (Hons) - COAS Field Archaeologist

Finds specialists:

Pottery - Lorraine Mepham (Wessex Archaeology Finds Service)
 Human bone - Dr Clare Randall PhD (COAS)
 Animal bone - Dr Clare Randall PhD (COAS)
 Flint - Phil Harding (Wessex Archaeology Finds Service), Dr Richard Tabor PhD
 Archaeological Small Finds - Dr Jörn Schuster
 Environmental analysis - Alys Vaughan-Williams/Lisa Gray
 Stone - Dr Cheryl Green BA (Hons), PhD (COAS)

Report Writing Staff:

Dr Cheryl Green BA (Hons), PhD - Lead Report Writer (COAS)
 Orlando Prestidge BA (Hons), MA - COAS Project Archaeologist
 Dr Clare Randall PhD - COAS Archaeological Officer
 Tara Fairclough BA (Hons) - COAS Illustrator

9. Other considerations

- 9.1 Arrangements for monitoring of the work by the SDOHE Officer will be made. This will include the submission of a projected timetable and a minimum of two weeks' notice of the commencement of fieldwork (where possible).
- 9.2 COAS endeavours to carry out all archaeological work to the highest possible standards and adhere to all current ClfA Standards and Codes of Conduct. All work is internally monitored by COAS Senior Management in order to ensure best-practice.
- 9.3 The current Health and Safety legislation and guidelines will be adhered to on site. COAS has Professional Indemnity insurance with £1 million cover, Public Liability insurance with £5 million cover and Employer's Liability insurance with £10 million cover. A copy of Liability Cover Summary is available on request.

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- | | |
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